



Ada County — Single-Family Homes

April 2021 Market Statistics

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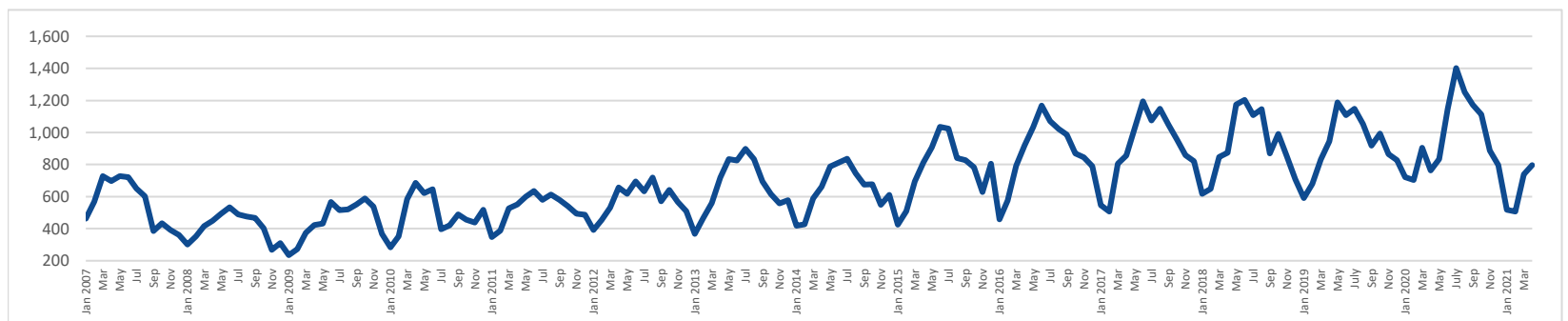
Data from the Intermountain MLS as of May 11, 2021

Key Metrics

| | Apr 2020 | Apr 2021 | % Chg | YTD 2020 | YTD 2021 | % Chg |
|----------------------------|-----------|-----------|--------|-----------|-----------|--------|
| Closed Sales | 764 | 796 | 4.2% | 3,097 | 2,582 | -16.6% |
| Median Sales Price | \$374,450 | \$481,208 | 28.5% | \$366,000 | \$465,000 | 27.0% |
| Days on Market | 33 | 14 | -57.6% | 45 | 18 | -60.0% |
| Pending Sales | 1,561 | 1,755 | 12.4% | -- | -- | -- |
| Inventory | 1,454 | 361 | -75.2% | -- | -- | -- |
| Months Supply of Inventory | 1.7 | 0.5 | -70.6% | -- | -- | -- |

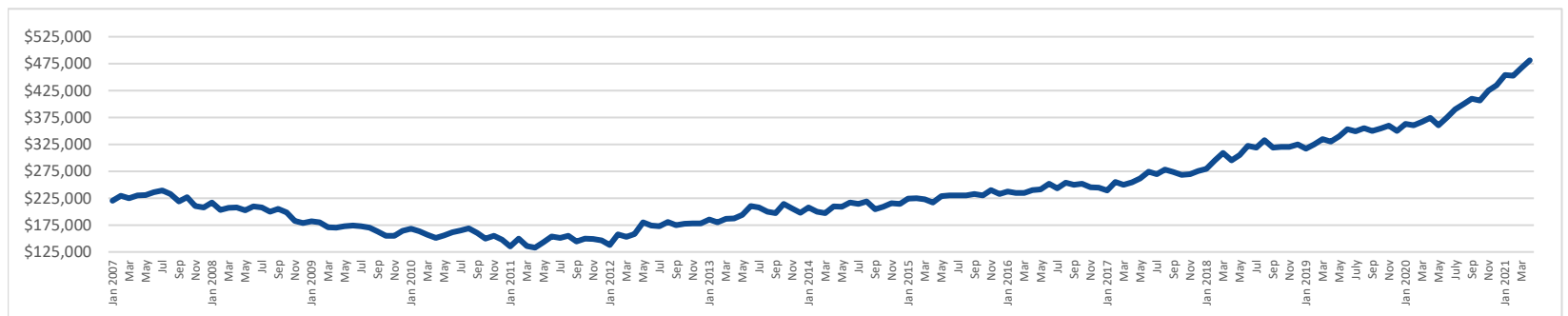
Closed Sales

High: 1,402 in Jul 2020 | Low: 235 in Jan 2009 | Current Month: 764



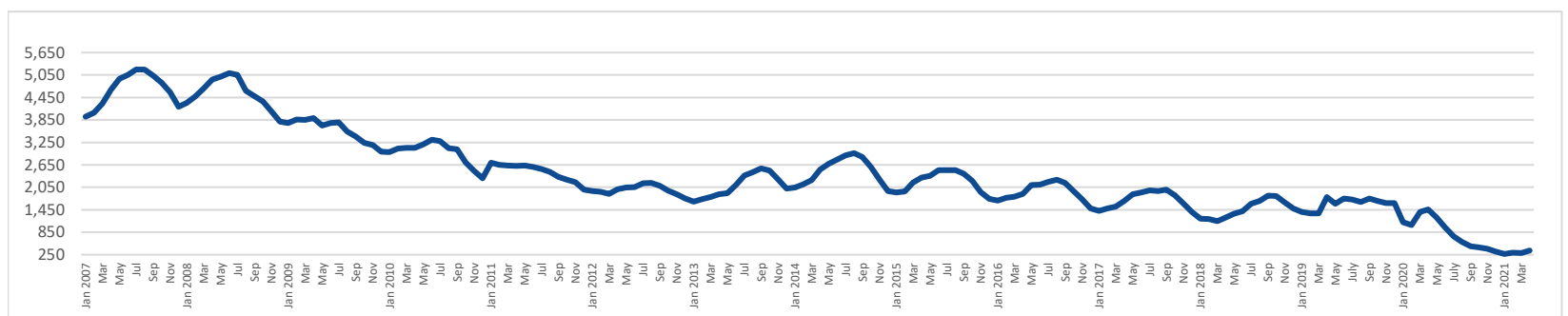
Median Sales Price

High: \$481,208 in Apr 2021 | Low: \$133,000 in Apr 2011 | Current Month: \$481,208



Inventory of Homes for Sale

High: 5,198 in Jul 2007 | Low: 269 in Jan 2021 | Current Month: 361



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Ada County — Existing/Resale

April 2021 Market Statistics

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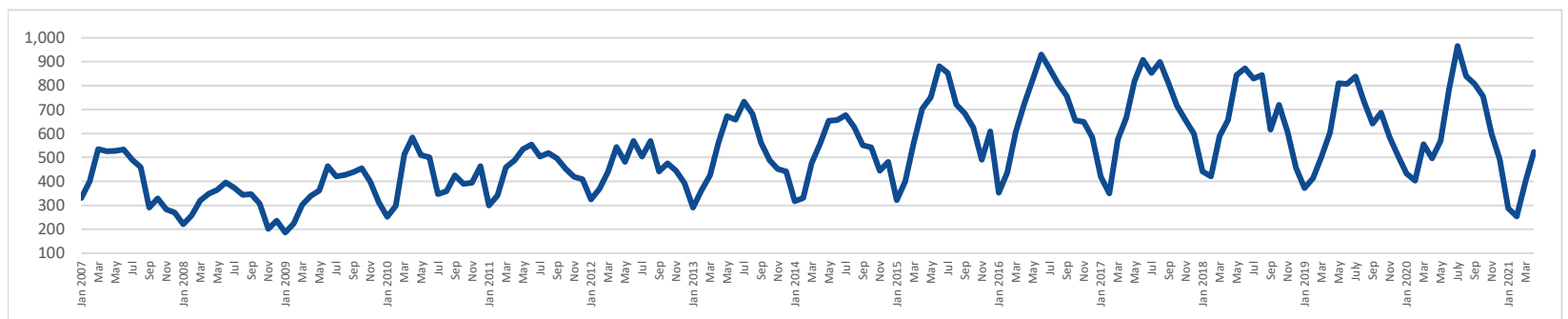
Data from the Intermountain MLS as of May 11, 2021

Key Metrics

| | Apr 2020 | Apr 2021 | % Chg | YTD 2020 | YTD 2021 | % Chg |
|----------------------------|-----------|-----------|--------|-----------|-----------|--------|
| Closed Sales | 497 | 523 | 5.2% | 1,890 | 1,473 | -22.1% |
| Median Sales Price | \$345,000 | \$489,000 | 41.7% | \$347,000 | \$468,000 | 34.9% |
| Days on Market | 16 | 10 | -37.5% | 27 | 11 | -59.3% |
| Pending Sales | 706 | 746 | 5.7% | -- | -- | -- |
| Inventory | 669 | 212 | -68.3% | -- | -- | -- |
| Months Supply of Inventory | 1.3 | 0.5 | -61.5% | -- | -- | -- |

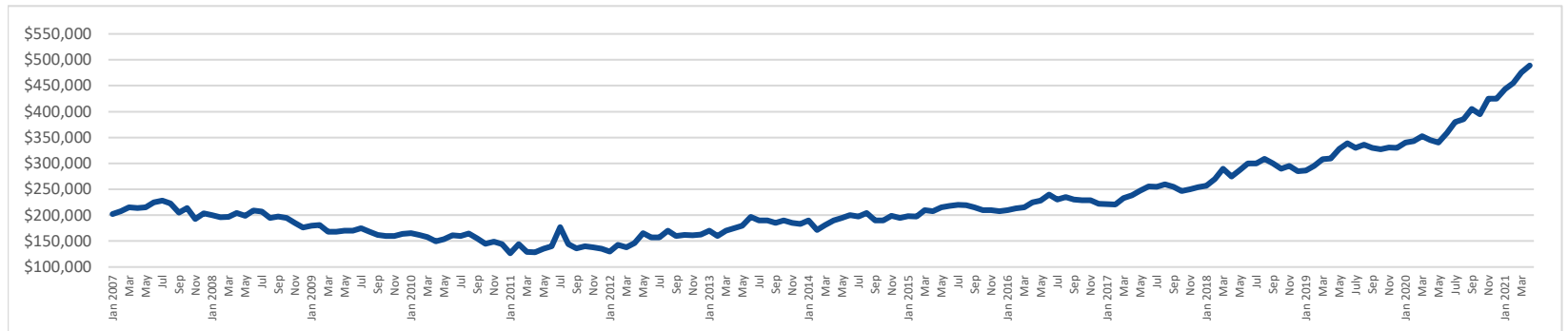
Closed Sales

High: 966 in Jul 2020 | Low: 186 in Jan 2009 | Current Month: 523



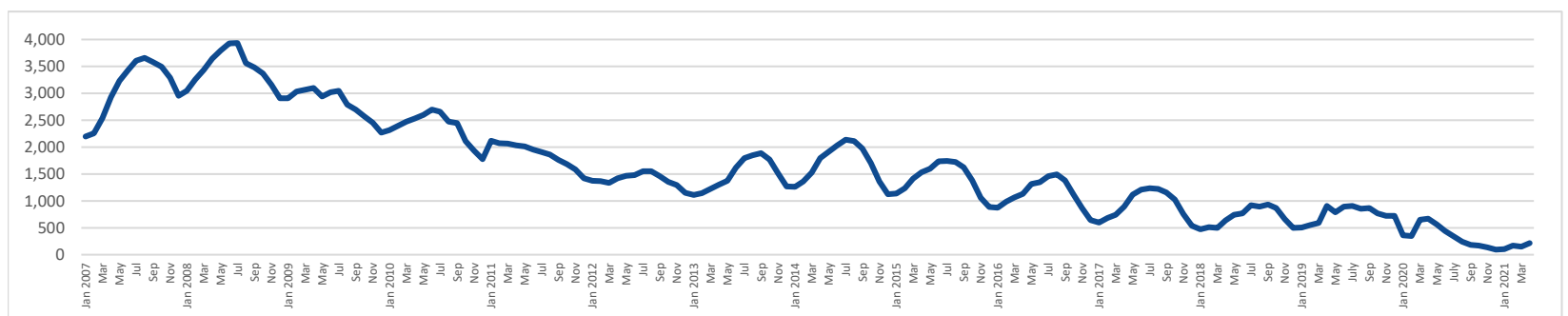
Median Sales Price

High: \$489,000 in Apr 2021 | Low: \$126,500 in Jan 2011 | Current Month: \$489,000



Inventory of Homes for Sale

High: 3,935 in Jul 2007 | Low: 103 in Jan 2021 | Current Month: 212



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Ada County — New Construction

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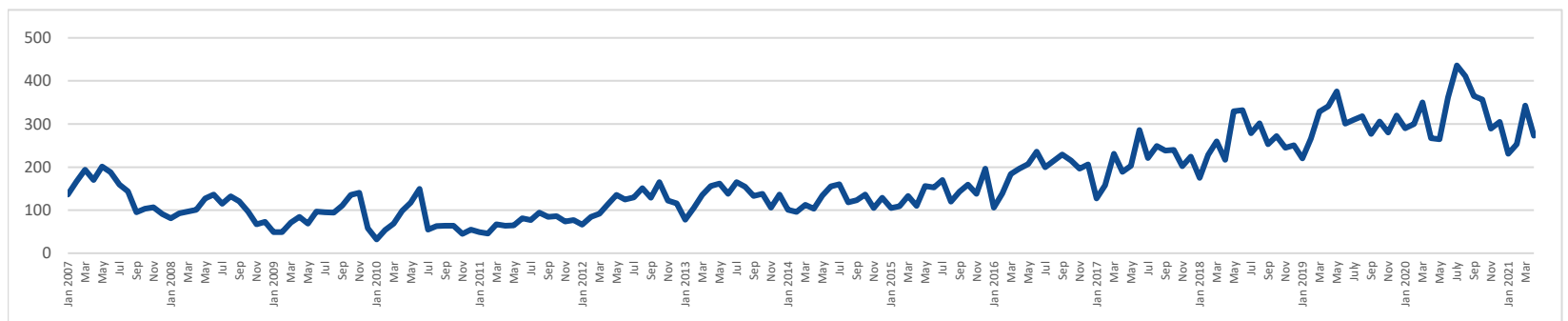
Data from the Intermountain MLS as of May 11, 2021

Key Metrics

| | Apr 2020 | Apr 2021 | % Chg | YTD 2020 | YTD 2021 | % Chg |
|----------------------------|-----------|-----------|--------|-----------|-----------|--------|
| Closed Sales | 267 | 273 | 2.2% | 1,207 | 1,109 | -8.1% |
| Median Sales Price | \$415,675 | \$469,900 | 13.0% | \$409,900 | \$461,164 | 12.5% |
| Days on Market | 64 | 23 | -64.1% | 73 | 27 | -63.0% |
| Pending Sales | 855 | 1,009 | 18.0% | -- | -- | -- |
| Inventory | 785 | 149 | -81.0% | -- | -- | -- |
| Months Supply of Inventory | 2.6 | 0.5 | -80.8% | -- | -- | -- |

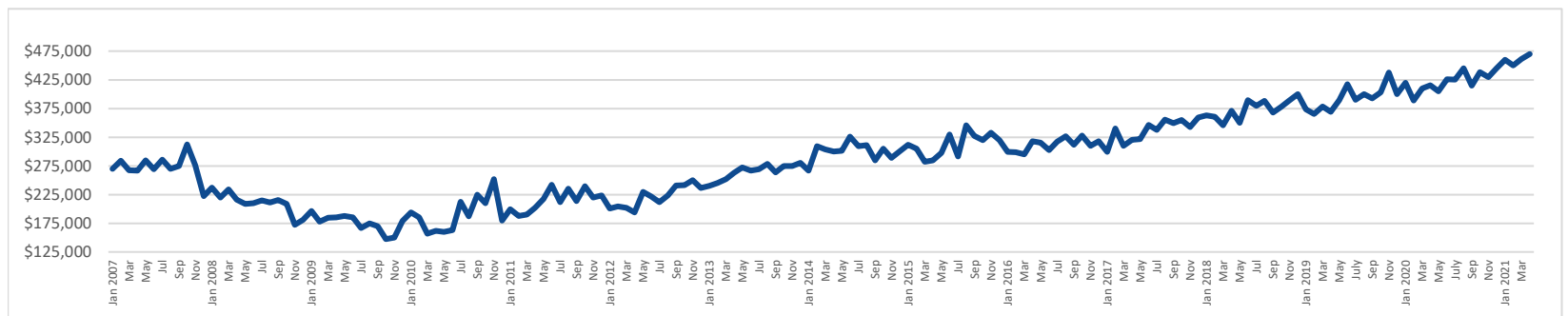
Closed Sales

High: 508 in Aug 2005 (graph starts in 2007) | Low: 32 in Jan 2010 | Current Month: 273



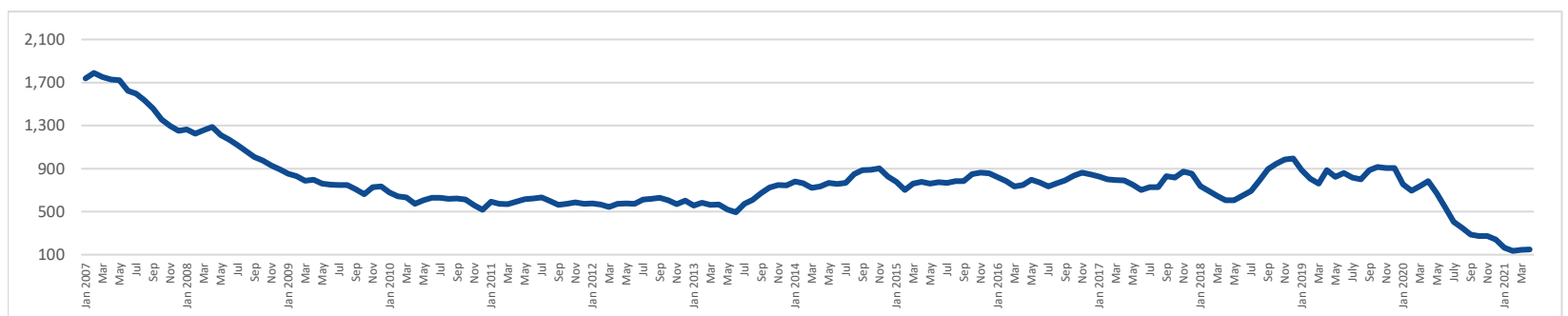
Median Sales Price

High: \$469,900 in Apr 2021 | Low: \$147,390 in Oct 2009 | Current Month: \$469,900



Inventory of Homes for Sale

High: 1,894 in Sep 2006 (graph starts in 2007) | Low: 135 in Feb 2021 | Current Month: 149



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